

## JOINT VENTURE OPPORTUNITIES FIJI | TOURISM SECTOR

**HOLIDAY INN**

**GULF INVESTMENTS** is a registered local company in Fiji looking for a **JOINT VENTURE PARTNER** to invest in the proposed **HOLIDAY INN HOTEL PROJECT** in Denarau Island, Nadi, Fiji.

**Location****Description of Building**

- Total of 302 keys with a mix of family suites, family rooms, Denarau suites classic rooms and standard rooms ground level retail space
- Includes administration areas, reception, lobby, games area, offices and a general store under one roof
- Large conference and spill out area with attached lounge, spa, kids club, main restaurant and separate beach restaurant

**Financial Indicators (4<sup>th</sup> Year)****Opportunity**

- Construction and fit out of **300 key resort hotel** approx. **F\$100 Million** - looking for **JV partner up to 60%**
- Holiday Inn will be part of Denarau Waters Integrated Tourism Development which is one of the largest tourism development in the South Pacific.
- Full funding for Stage 1 is in place through a local bank. The developer has also invested significant funds
- Will feature state of art conference facility which is currently lacking in Holiday Inn Suva

**F\$40M**  
Expected  
Gross income  
per year

**F\$24M**  
Expected  
expenses -  
departmental  
cost & operating  
expenses

**F\$16M**  
Expected net  
income per  
year

**68%**  
Room  
Occupancy in  
first year

**F\$318.65**  
Average daily  
room rate

**F \$216.68**  
Revenue per  
available  
room

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**Legal**

- Every required statutory approval is in place and current
- Approved Construction Environment Management Plan (CEMP)
- Approved Engineering Plan

**Land**

18 Acres of beachfront Crown Foreshore Lease is in place.

**Stage**

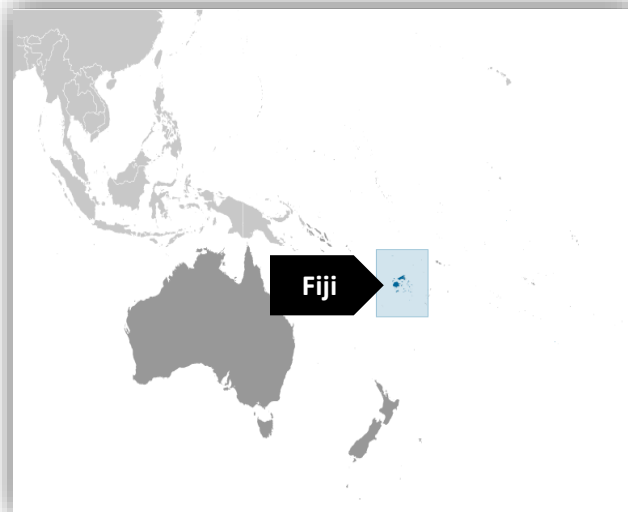
Construction tenders are already out

**Economic Indicators in Support of the Venture**

The following indicators show demand for tourism in Nadi, Fiji:

- Tourist arrivals increased from 692,630 in 2014 to 754,835 in 2015 with 2016 growing a further 5% to 792,320.
- From the period of 2010 to 2015 building and construction permits issued increased from 1210 to 1612 representing a positive CAGR of 4.90%.
- The total number of business license issued by Nadi Town Council was 2616 for 2016.
- Fiji is globally recognized as a safe and secure tourist destination. And our rich and diverse cultural heritage, abundance of natural resources and biodiversity provides countless opportunities.
- According to Colliers, occupancy in Fiji increased from 56.6% to 69.5% over the five year period from 2009 to 2013; maintaining one of the highest occupancy rates across the region.

*(Source: Reserve Bank of Fiji/Town & Country Planning/Fiji Bureau of Statistics)*



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